



THE CITY OF
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Mayor
Eric Lucan
Mayor Pro Tem
Jeanne MacLeamy
Councilmembers
Denise Athas
Madeline Kellner
Pat Eklund

City Manager
Michael S. Frank

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

June 16, 2014

MINUTES

Present: Robert Jordan, Chair
Dan Dawson, Vice Chair
Curtis Havel
Jay Strauss
Peter Tiernan
Susan Wernick

Absent: None

Staff Present: Bob Brown, Community Development Director
Elizabeth Dunn, Planning Manager
Andrew Linford, Coro Fellow
Chris DeGabriele, General Manager, North Marin Water District

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

The meeting was called to order.

APPROVAL OF FINAL AGENDA:

M/s, Dawson/Wernick, Ayes 6 (Jordan, Dawson, Wernick, Strauss, Havel, Tiernan), Noes 0, to approve the final agenda.

PUBLIC COMMENT None

CONSENT CALENDAR:

1. APPROVAL OF PC MINUTES OF JUNE 2, 2014 (RJ, CH, JS, PT, SW)

M/s, Tiernan/Havel. Ayes: 5 (Jordan, Strauss, Tiernan, Wernick, Havel), Noes: 0, Abstain: 1 (Dawson) to approve the minutes of June 2, 2014.

CONTINUED ITEMS: None

NEW ITEMS:

2. WATER AVAILABILITY WHITE PAPER (BB, AL)

Provide initial direction regarding potential policy considerations to aid staff in preparation of the Draft General Plan.

No environmental review is required. This information will be incorporated into the General Plan update process and an environmental review will be prepared for that document.

Community Development Director Brown gave a brief summary of the background and summary points about this white paper, and Andrew Linford, Coro Fellow, presented the white paper on Water Availability and Conservation.

The Commission had questions relating to: differences in average consumption of water between single family homes and multi-family homes; how much water Marin Municipal Water District receives from the Sonoma County Water Agency; and how retrofit of plumbing fixtures affects water conservation. The Commission also raised issues regarding: water conservation efforts remain critical; and the delivery of water to the City is relatively secure.

The public hearing was opened, and closed, as no public attended.

Chair Jordan indicated that overall, the City is in good shape with a reliable water supply and strong conservation efforts. Commissioner Wernick voiced concern over mandating a retrofit policy, whether during a resale inspection or as new language in the Building Code, for a major remodel or tenant improvement. Such a policy, that requires toilets or faucets to be upgraded for more water efficient products, places a cost burden on the homeowner. Commissioner Strauss endorsed Commissioner's Wernick's remarks and stated that no recommendation regarding the options presented was needed from the Planning Commission until there was a real showing of compelling needs. No motion was made or seconded regarding this statement.

M/S, Tiernan/Havel, to recommend option #4 for the Council to consider (make older homes upgrade the plumbing fixtures for a major remodel or tenant improvement project). Ayes: 2 (Havel, Tiernan); Noes: 4 (Dawson, Jordan, Strauss, Wernick). This motion failed.

Community Development Director Brown indicated he would inform the City Council at its June 17 meeting about this discussion of the Commission.

GENERAL BUSINESS:

Planner Dunn informed the Commission about the future Agendas and of the status of the Planning Commissioner recruitment.

UPCOMING AGENDAS AND QUORUMS: (STAFF)

Community Development Director Brown gave an update of the North Redwood Streetscape Design Charette, and outcome of the North, North Redwood Public Workshops.

ADJOURNMENT:

Adjourned by the Chair at 9:05 p.m.